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Mr. Mike Dzubnar  
County of Los Angeles  
Department of Public Works  
Waste Management Division  
P.O. Box 2418, Terminal Annex  
Los Angeles, CA 90051

DEPARTMENT OF PUBLIC WORKS  
WASTE MANAGEMENT SERVICES DIVISION

August 8, 1986  
Project No. 11103

Dear Mr. Dzubnar:

Enviropro, Inc. has been authorized by Mr. William Andrews to transmit the enclosed Hazardous Materials Underground Storage Closure Report pertaining to the removal of three (3) 5,000 gallon underground tanks located at 19500 S. Normandie Avenue, Torrance (Unincorporated area).

From 1962 to 1985 the tanks were used by several operators (other than the current owner) to store reclaimed solvent wastes as a part of aerosol paint manufacturing and paint packaging operations.

Tank 3A contained 5,000 gallons of wastewater contaminated with solvent wastes that were pumped out and transported to a TSDF facility under manifest (copy enclosed).

On July 16th and 17th, the overburden was removed and tanks exposed. A majority of soil removed from above tank 3A smelled of solvent contamination, likely as a result of repeated overfilling during past operations. This soil was stockpiled as shown on detail Drawing No. 1 (designated as SP).

After removal of the tanks, undisturbed soil samples were obtained beneath each tank and from within the stockpiled contaminated soil at locations shown on Drawing No. 1. The remaining overburden shown as clean, had no odors or signs of contamination.

Soil sample analysis varies from 21.1 ppm to 1291.56 ppm with the highest levels of contamination (103.73 ppm - 129.56 ppm) restricted to that soil shown within the cross-hatched area on Drawing No. 1.

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Enviropro, Inc. proposes to remove all soil within this area for transport to a hazardous waste disposal facility. The remaining soil (within the 20 ppm range) will be used to backfill the excavation in addition to all remaining clean overburden removed.

To ensure that soil with levels higher than approximately 20 ppm are not placed in the excavation, head space analysis will be conducted on soil samples obtained in the SP1 and SP4 vicinities using an HNu photoionization detector. Soil in the areas of SP1 and SP4 will be included for transport off-site where necessary.

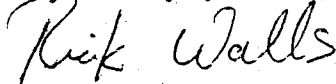
The total volume of soil in the SP1-SP4 area is approximately 30-40 yards. The actual volumes of soil transported off-site and placed in the excavation will be determined in the field. All data pertinent to these activities and copies of all manifests generated will be included in a final report.

The entire rear portion of the property will be used for parking when the lot is redeveloped in the near future (future parking lot location shown on main plot plan). All soil remaining in place will contain TPH levels of 20 ppm or less and will naturally biodegrade.

Please review this report at your earliest convenience as redevelopment of the property is not possible until this work plan is approved and implemented. A new business is scheduled to initiate operations in the near future.

If you have any questions concerning this proposal, please call me at (818) 998-7197.

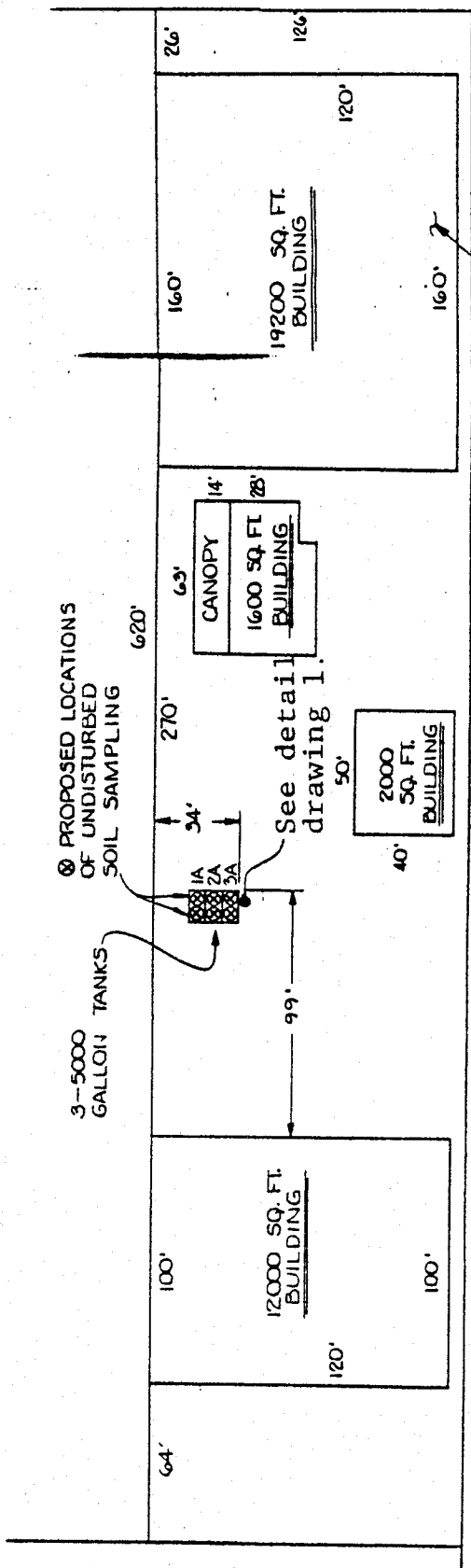
Very truly yours,



ENVIROPRO, INC.

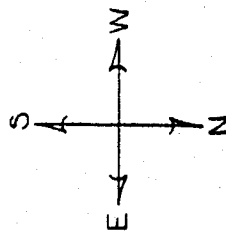
Rick Walls, Manager  
Underground Tank Division

cc: William Andrews  
LA County Fire Dept.



KNOX STREET

19500 SOUTH  
NORMANDIE  
AVENUE



APPROXIMATE DIRECTION

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

FIRE PREVENTION DIVISION

APPROVED

*William J. H. H.*

FIRE INSPECTOR

Subject to fire inspection approval

Subject to compliance with codes

Subject to fire department approval

Subject to fire department approval

Subject to fire department approval

Subject to fire department approval

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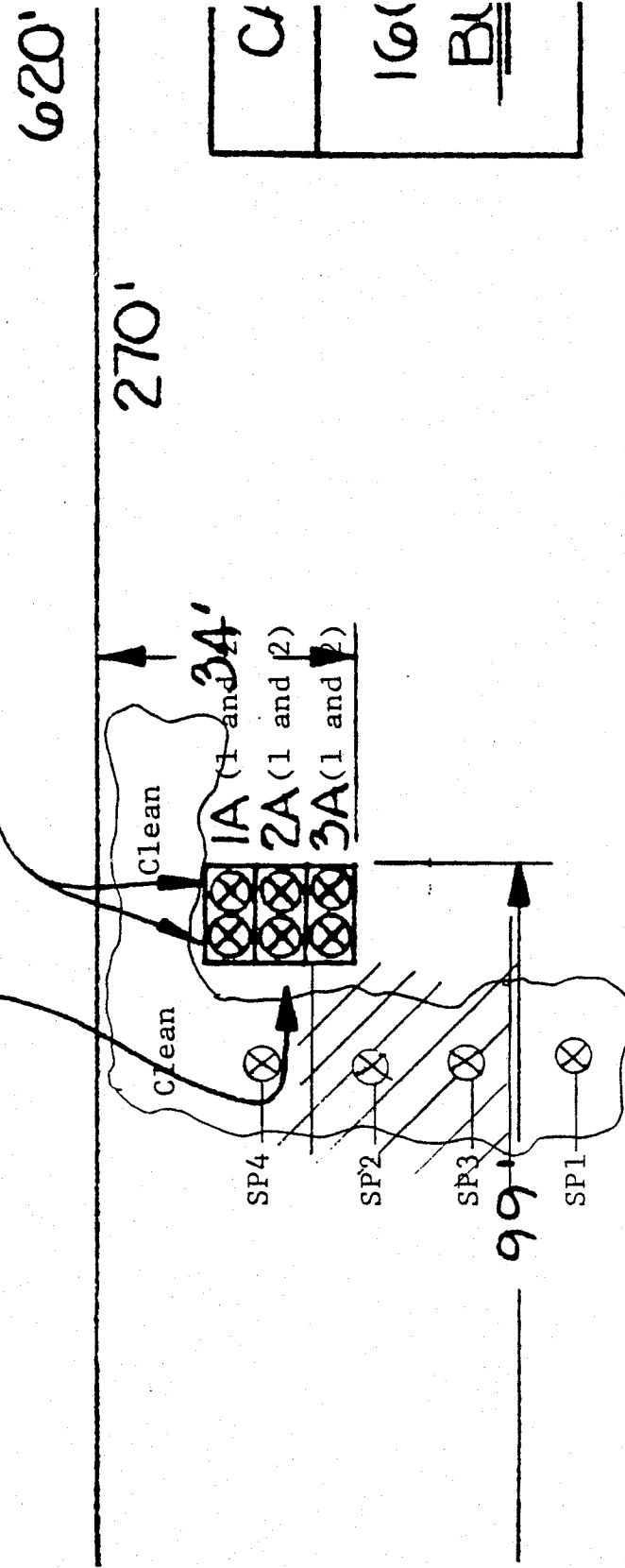
ENVIROPRO, INC.  
11921 ESTRADA LN., NORTHridge CA 91326  
SCALE: 1"=30' DATE: 11-16-85 DRAWN BY: *AK*

L.A. COUNTY  
LEAK DETECTION PROGRAM  
19500 S. NORMANDIE AVE

PROJECT # 11101 SHEET 1 OF 2

⊗ PROPOSED LOCATIONS  
OF UNDISTURBED  
SOIL SAMPLING

3-5000  
GALLON TANKS



<b>ENVIROPRO, INC.</b>			
11927 Estrada Lane, Northridge, CA 91326			
SCALE: None	APPROVED BY: RW	DRAWN BY: RW	
DATE: 8/18/86			
Detail Drawing 1			
19500 S Normandie, Torrance			
Plot Plan			DRAWING NUMBER: 1

HAZARDOUS MATERIALS UNDERGROUND  
STORAGE CLOSURE REPORT

- Project No. 11103 - Report Date August 18, 1986
- Closure Permit No. (if applicable) 986B Appendix
- Owner
 

Name <u>Mr. Jay Steinbeck</u>	Agency File No. <u>I-10475-2</u>
Address <u>Mail Boxes Etc; 14755 Ventura Blvd</u>	
<u>Sherman Oaks, CA 91403</u>	
Contact Person _____	Title _____
Tel. _____	
- Facility
 

Name <u>Vacant Lot (Soon to be occupied with new tenants)</u>	
Address <u>19500 S Normandie Ave.</u>	
<u>Torrance, CA 90502</u>	
Contact Person <u>Mr. William Anfrews</u>	Title <u>Property Manager</u>
Tel. <u>818-990-5930</u>	
- Date of Closure(s) July 18, 1986
- Weather: Sunny X Cloudy \_\_\_\_\_
- Approximate Ambient Temperature 82 °F
- Local Agency Inspector
 

Name/Title <u>None present on site.</u>	
Jurisdiction <u>Los Angeles County, Department of Public Works</u>	
Address _____	
_____	
_____	
Tel. <u>( )</u>	

- Fire Department Inspector

Name/Title Lee Hickman, Inspector

Jurisdiction Los Angeles County Fire Department

Address 24320 Narbonne Ave.

Lomita, CA 90717 (No tags were present on any tank)

Tel. 213-325-5410

- Enviropro, Inc. Personnel Obtaining Samples

Name/Title Rick Walls, Engineer

- Type of Closure

Permanent Tank Removal X Closure in Place         

~~XXXXXX~~ Disposal Destination 9527 E Slauson Ave. Pico Rivera

- Name and Address of Company Removing Underground Tank(s)

Enviropro, Inc.

- Tank Data for Tanks Removed

Tank No.	Capacity	Contents	Age	Matl. of Const.	Piping Type
1A	5000g	Waste Paint Thinner	21+	Steel	Suction
1B	5000g	"	21+	Steel	Suction
1C	5000g	"	21+	Steel	Suction

- Condition of Tank(s)

Tank No. 1A-3A: No visible holes or signs of tank leakage  
associated with any of the tanks; however

Tank No.          soil removed from above Tank A smelled  
of solvent contamination.

Tank No.

- Soil Conditions Under Tank(s)

Tank No. 1A: No odors or signs of contamination

Tank No. 2A: " "

Tank No. 3A: " "

- No. of Soil Samples Collected 10

- Sampling Procedures: See Appendix A

- Analytical Procedures and Results (B.G. = Below Grade,  
B.I. = Below Invert)

Sample No.	Depth	EPA Test	Analytical Results
1A-1	14' B.G. 2' B.I.	8015	19.17ppm
1A-2	"	"	n.d.
2A-1	"	"	n.d.
2A-2	"	"	n.d.
3A-1	"	"	n.d.
3A-2	"	"	1.75ppm
SP-1	"	"	27.43ppm
SP-2	"	"	1291.56ppm
SP-3	"	"	103.73ppm
SP-4	"	"	21.10ppm

- Additional Remarks: Yes X No       

See ~~Appendix~~ Cover letter

- Other Documents Included in this Final Report:

- |   |   |
|---|---|
| <input type="checkbox"/> Manifest(s) for Tank Transport             | <input checked="" type="checkbox"/> Lab Analysis            |
| <input checked="" type="checkbox"/> Manifest for Waste Water        | <input checked="" type="checkbox"/> Chain of Custody Papers |
| <input type="checkbox"/> Tank Cleaning Certificate                  | <input type="checkbox"/> Receipt for Final Tank Disposal    |
| <input type="checkbox"/> Other <u>Recommendations for clean-up.</u> |   |

Authorized Signature: \_\_\_\_\_

Richard Walls  
ENVIROPRO, INC.

Name: Richard Walls

Title: Manager, Tank Division

Date: August 18, 1986